



Framingham Road | Sale | M33 3RL

Offers over £930,000

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SHEPPARD & CO

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- Prestigious semi detached family home
- Approaching 2,400 sq ft of stylish, extended family living
- Atrium skylight and sliding doors opening to the garden
- Four generous bedrooms plus top-floor en suite
- Moments from Sale Town Centre and Metrolink
- Positioned on one of Sale's finest roads
- Stunning 30ft open-plan kitchen, living and dining space
- Underfloor heating to the ground floor
- 100ft landscaped rear garden with detached tandem garage
- Catchment to the areas finest schools

Occupying a prime position on one of Sale's most desirable roads, this exceptional bay-fronted semi-detached home has been comprehensively extended, intelligently remodelled and beautifully enhanced, approaching 2,400 sq ft of outstanding family accommodation set across three floors.

Blending timeless period character with contemporary design, the property delivers a superb open-plan layout and an impressive rear garden extending to over 100ft in length, all within easy reach of Sale Town Centre, Brooklands Primary School, and the Metrolink.

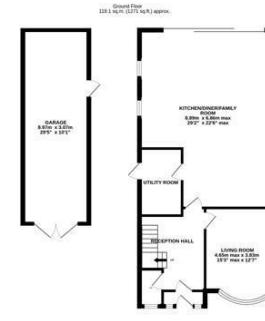
A welcoming storm porch leads into a spacious entrance hall with original stained glass door and a convenient guest WC. To the front sits a stylish bay-fronted living room, while to the rear lies the true heart of the home, a spectacular open-plan living, dining and kitchen space measuring almost 30ft in length.

This striking space has been thoughtfully designed for modern family life, featuring a bespoke kitchen with a large central island, contrasting oak work surfaces, a Belfast-style sink, and exposed brick-effect tiled splashbacks. Dual aspect windows and a large atrium-style skylight flood the room with natural light, while sliding doors open directly onto the terrace and gardens beyond. Underfloor heating runs throughout the ground floor, arranged into four independently controlled zones. A separate utility room provides access to the side of the property.

The first floor hosts four well-proportioned bedrooms, two with bespoke fitted wardrobes, and a beautifully appointed four-piece family bathroom. The top floor offers a generous fifth bedroom complete with contemporary en suite shower room, creating an ideal guest suite or private principal bedroom. Thomas Sanderson shutters have been fitted to the three front-facing rooms, adding a stylish finishing touch.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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TOTAL FLOOR AREA - 231.2 sq.m. (2506 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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